

Before the Board of Zoning Adjustment, D. C.

PUBLIC HEARING -- January 12, 1966

Appeal No. #8533 Katie L. Parks Turner, Appellant.

The Zoning Administrator District of Columbia, Appellee.

On motion duly made, seconded and unanimously carried, the following Order was entered at the meeting of the Board on January 18, 1966.

DATE OF ORDER -- February 11, 1966

ORDERED:

That the appeal for a variance from the provisions of Section 3301.1 of Zoning Regulations requiring 900 square feet of land area per unit in conversion of a single-family dwelling into a three unit apartment at 315 Vee Street, NE., lot 26, Square 3563, be granted.

From the records and evidence adduced at the hearing, the Board finds the following facts:

(1) Appellant's lot has a frontage of 26.35 feet on Vee Street and a depth of 100 feet. The lot contains an area of 2635 square feet of land.

(2) The lot is improved with a two-story frame building with basement.

(3) Appellant claims the building has contained 3 apartments, one on each floor, for an undetermined number of years.

(4) The size of the lot is less than required by the Zoning Regulations in the R-4 District, which requires 2700 square feet of land in order to convert to three apartment units.

(5) There was objection to the granting of this appeal registered at the public hearing.

OPINION:

We are of the opinion that appellant has proven a hardship within the meaning of the variance clause of the Regulations, and that a denial of the request will result in peculiar and exceptional practical difficulties and exceptional and undue hardship upon the owner.

We are further of the opinion that this relief can be granted without substantial detriment to the public good and without substantially impairing the intent, purpose, and integrity of the zone plan as embodied in the Zoning Regulations and Map.